

9/22/2026 3:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548021

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$91.00

File No.: NP-2026-3213
Parcel ID Number: 1138076504

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22nd day of September, 2026 between Barbara Fraterrigo, an remarried-widow, whose post office address is 21 Ableman Avenue, Albany, NY 12203, of the County of Albany, State of New York, Grantor, to Kelly Y. Rugiero, a married woman, and Pamela S. Altez Perez, a single woman, as joint tenants with right of survivorship, whose post office address is 41 Mary St., Phelps, NY 14532, of the County of Ontario, State of New York, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 4, Block 765, 12th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 13, Page(s) 8, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

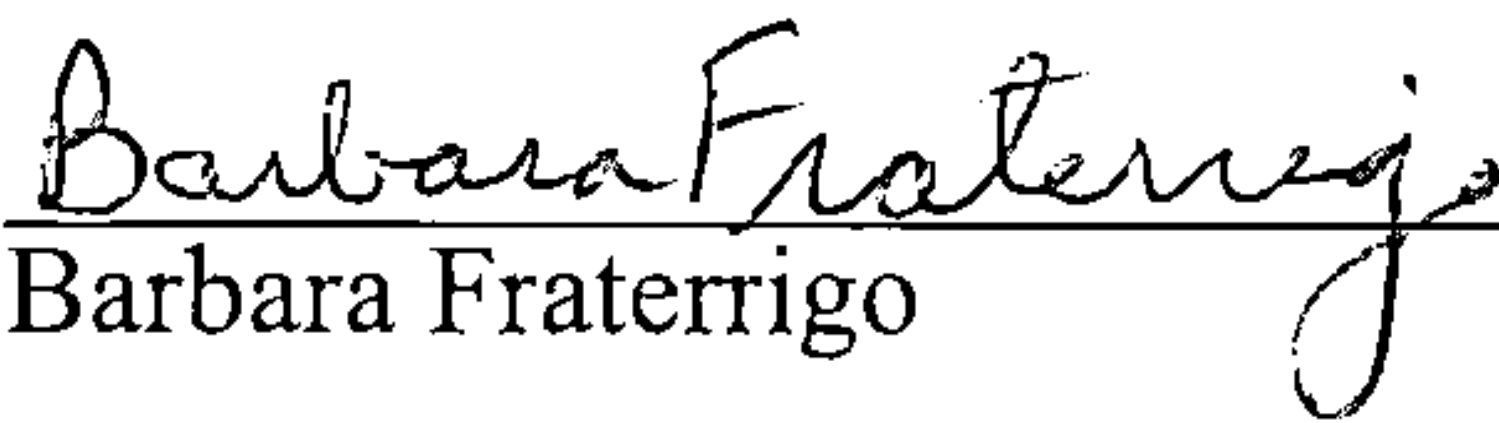
And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land

and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Emily Wirth


Barbara Fraterrigo

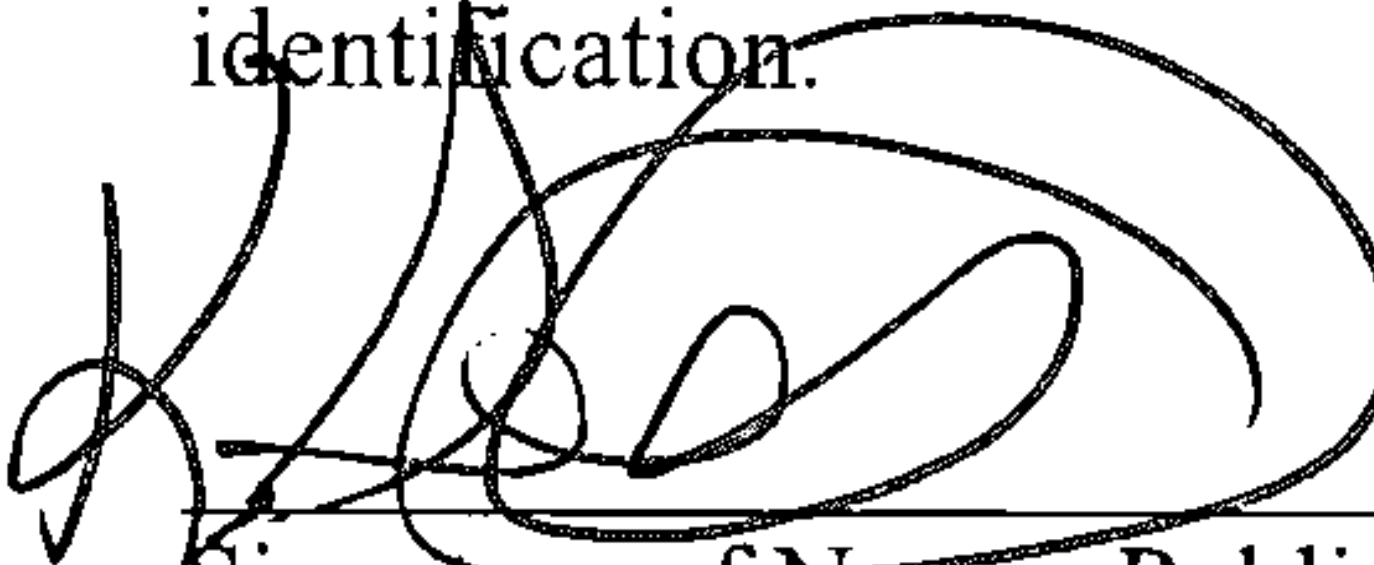
WITNESS 1 ADDRESS:
4 Winners Circle
Albany, NY, 12054


WITNESS 2 SIGNATURE
PRINT NAME: Kathryn Semenick

WITNESS 2 ADDRESS:
4 Winners Circle
Albany NY 12205

STATE OF New York
COUNTY OF Albany

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of September, 2026, by Barbara Fraterrigo, ☐ who is/are personally known to me or ☒ who has/have produced NYS DL as identification.


Signature of Notary Public

Kathryn Semenick
Print, Type/Stamp Name of Notary

Kathryn Marie Semenick
Notary Public, State of New York
Reg. No. 01SE0016655
Qualified in Albany County
Commission Expires 11/19/2027

(NOTARY SEAL)